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**CORRECTING  
030719  
WARRANTY DEED**

J.N. L'HEUREUX INC., a Maine corporation with a principal place of business in Waterville, County of Kennebec, State of Maine ("L'Heureux"), for consideration paid, grants to KENNEBEC REGIONAL DEVELOPMENT AUTHORITY, a body corporate and politic duly created and existing by virtue of an Act of the Legislature of the State of Maine, Chapter 79 of the Private and Special Laws of 1998, as amended, and having an office in Oakland, in the County of Kennebec and State of Maine, whose mailing address is 166 Old Waterville Road, Suite 1, Oakland, Maine, 04963 ("Authority"), with WARRANTY COVENANTS, a certain parcel of land with buildings and other improvements, if any, erected thereon, located in Waterville, County of Kennebec, State of Maine all as more particularly described in Exhibit A attached hereto and by this reference made a part hereof ("Property"). Certain portions of the Property are described in Exhibit B attached hereto and by this reference made a part hereof ("Restricted Land").

The Restricted Land that is hereby conveyed is subject to the following use restrictions which shall be considered as real covenants running with the land:

The Restricted Land was acquired by the Authority with funds granted under the Small Cities Community Development Block Grant ("CDBG") for the following use:

To be a part of the infrastructure of the Authority's development called "FirstPark", including a public access roadway leading to FirstPark and subject to the obligations and conditions set forth 24 CFR 570.490 and 24 CFR 85 (collectively "Originally Authorized Purposes"); and

No change in use of the Restricted Land from the Originally Authorized Purposes or the removal of the restrictions will be permitted without the prior written approval of the State of Maine acting through the Department of Economic and Community Development through the Office of Community Development, its successors and assigns (collectively "RESTRICTIONS").

The purpose of this Correcting Warranty Deed is to correct a prior deed of the Property from L'Heureux to the Authority dated August 22, 2000 and recorded August 22, 2000 in the Kennebec County Registry of Deeds in Book 6280, Page 133, which deed inadvertently omitted the RESTRICTIONS on the Restricted Land. The Correcting Warranty Deed is granted for no additional consideration.

IN WITNESS WHEREOF, J.N. L'Heureux Inc. has caused this instrument to be executed by Daniel J. L'Heureux, hereunto duly authorized as of this 23 day of ~~June~~ July, 2003.

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WITNESS:

*Daniel M. DuBord*

J.N. L'HEUREUX INC.

By: *Daniel M. L'Heureux*

Name: Daniel M. L'Heureux  
Its: President

STATE OF MAINE  
COUNTY OF KENNEBEC, SS.

On this 23 day of ~~June~~<sup>July</sup>, 2003, the above-named Daniel J. L'Heureux, the President of J.N. L'Heureux Inc. personally appeared and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of J.N. L'Heureux Inc.

SEAL

DANIEL J. DUBORD  
NOTARY PUBLIC - MAINE  
MY COMMISSION EXP. 09/29/2005

Before me,

*Daniel J. DuBord*

Notary Public/Attorney at Law

Print Name: DANIEL J. DUBORD

Commission Expires: 9/29/05

**KENNEBEC REGIONAL DEVELOPMENT AUTHORITY ACCEPTANCE OF THE RESTRICTIONS**

The Kennebec Regional Development Authority hereby acknowledges its acceptance of the foregoing deed and its agreement to the RESTRICTIONS set forth therein and has caused this instrument to be executed by Craig H. Nelson, its duly authorized President, this 26<sup>th</sup> day of ~~June~~<sup>August</sup>, 2003.

WITNESS:

*Craig H. Nelson*

KENNEBEC REGIONAL  
DEVELOPMENT AUTHORITY

By: *Craig H. Nelson*

Name: Craig H. Nelson  
Its: President

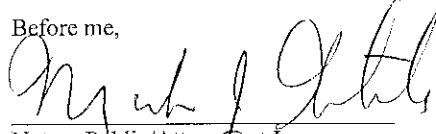
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STATE OF MAINE  
COUNTY OF KENNEBEC, SS.

On this 26 day of ~~June~~<sup>August</sup>, 2003, the above-named Craig H. Nelson, President of the Kennebec Regional Development Authority and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of the Kennebec Regional Development Authority.

Before me,



Notary Public/Attorney at Law

Print Name: Michael J. Gentile

Commission Expires: \_\_\_\_\_

(Affix Notarial Seal)

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EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated northerly of Kennedy Memorial Drive, so-called, and easterly of the Second Rangeway, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning on the northerly right of way line of Kennedy Memorial Drive at the southwesterly corner of the land described in the deed of Hancock Storage, LLC to the Aubuchon Realty Company, Inc., said deed dated February 4, 1997 and recorded in the Kennebec County Registry of Deeds Book 5304, Page 183; thence by the following courses and distances, to wit:

1) South Seventy Degrees, Fifty-four Minutes, Fifty-one Seconds West (S 70°-54'-51" W) along the northerly right of way line of said Drive, a distance of Two Hundred Seventy-three and 00/100ths (273.00) feet to the intersection of said right of way line with the easterly line of land owned by the State of Maine, being a portion of the premises described in the Notice of Layout and Taking recorded in the Kennebec County Registry of Deeds, Book 1337, Page 82 and now being a portion of said Second Rangeway; thence

2) North Sixty-three Degrees, Twenty-seven Minutes, Twenty-six Seconds West (N 63°-27'-26" W) along the easterly line of the land owned by the State of Maine and of said Rangeway, a distance of Forty-nine and 22/100ths (49.22) feet to a highway monument found at a point of curvature of said line; thence

3) In a general northerly direction along the easterly line of the land owned by the State of Maine following a curve to the right with a radius of Fifty and 00/100ths (50.00) feet and with a central angle of Fifty-seven Degrees, Fourteen Minutes, Nine Seconds (57°-14'-09"), an arc distance of Forty-nine and 95/100ths (49.95) feet to the terminus of said curve; thence

4) North Thirty-two Degrees, Nineteen Minutes, Forty-two Seconds East (N 32°-19'-42" E) along the easterly line of the land owned by the State of Maine and of said Rangeway, a distance of One Hundred Sixty-eight and 41/100ths (168.41) feet to the northeasterly corner of said land owned by the State of Maine and to an angle point in the right of way line of said Rangeway; thence

5) North Thirty-eight Degrees, Thirty-five Minutes, One Second East (N 38°-35'-01" E) continuing along the southeasterly right of way line of the Second Rangeway, a distance of One Hundred Thirty-seven and 94/100ths (137.94) feet to the northwesterly corner of the land owned by Aubuchon Realty Company, Inc., referenced above; thence

6) South Twenty-seven Degrees, Six Minutes, Forty-two Seconds East (S 27°-06'-42" E) along the westerly line of the land owned by said Aubuchon Realty

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Company, a distance of Two Hundred Fifty-eight and 47/100ths (258.47) feet to the point of beginning.

The above described parcel of land contains Forty-eight Thousand, One Hundred Seven (48,107) square feet, or One and 104/1000ths (1.104) acres and is the same shown on a survey entitled, "Plan of Land Made for Kennebec Regional Development Authority (L'Heureux)," Second Rangeway & Kennedy Memorial Drive, Waterville, ME, dated 5/00 to be recorded herewith in the Kennebec County Registry of Deeds Plan File (the "Plan"). Reference is hereby made to the Plan for a more particular description.

Being all of the premises described in the deed of Rodolphe H. Morais, Jr., Trustee of the Fairfield Realty Trust, to J. N. L'Heureux Inc., said deed dated March 22, 1990 and recorded in the Kennebec County Registry of Deeds Book 3708, Page 57.

TOGETHER WITH all rights, easements, and appurtenances, benefiting the above-described parcel.

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**EXHIBIT B**

**RESTRICTED LAND**

**PARCEL 1:**

Final Subdivision Plan of Kennebec Regional Development Authority by K & K Land Surveyors, Inc., sheet 2 of 4 dated July, 2000 and recorded in the Kennebec County Registry of Deeds on February 1, 2001 in File No. E2001-010 ("Plan").

FirstPark Drive in the City of Waterville as shown on the Plan and as more particularly bounded and described as follows:

Beginning at a point on the Municipal Boundary between the City of Waterville and Town of Oakland ("Municipal Boundary") located N 38 degrees 35 minutes 01 seconds E 465.94 feet from the intersection of the Municipal Boundary with the northerly sideline of Kennedy Memorial Drive;

Thence N 38 degrees 35 minutes 01 seconds E 138.23 feet along the Municipal Boundary;

Thence S 15 degrees 46 minutes 36 seconds E 40.63 feet to a point in the center of the street known as Second Rangeway ("Second Rangeway");

Thence S 27 degrees 06 minutes 42 seconds E 36.21 feet to a point on the southeasterly sideline of Second Rangeway;

Thence S 27 degrees 06 minutes 42 seconds E 258.47 feet along the westerly boundary of land now or formerly owned by Aubuchon Realty Company, Inc. to a point on the northerly boundary of Kennedy Memorial Drive;

Thence S 70 degrees 54 minutes 51 seconds W 220.60 feet along northerly boundary of Kennedy Memorial Drive to a point;

Thence N 25 degrees 54 minutes 51 seconds E 91.92 feet to a point;

Thence N 19 degrees 05 minutes 09 seconds W 114.81 feet to a point on the southeasterly sideline of Second Rangeway;

Thence N 19 degrees 05 minutes 09 seconds W 78.63 feet to the point of beginning.

Bearings are based on Grid North, Maine State Plane Coordinate System NAD 83 West Zone.

Excepting from the above-described Parcel 1 all of the land that was previously owned by the City or not acquired by the Authority by virtue of the deed from L'Heureux to the Authority, dated August 22, 2000 and recorded August 22, 2000 in the Kennebec County Registry of Deeds in Book 6280, Page 133.

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**PARCEL 2:**

Commencing in the City of Waterville on the northerly right of way line of Kennedy Memorial Drive at a capped rebar set (#1132) the following: a) the southwesterly corner of the land conveyed by Hancock Storage, LLC to the Aubuchon Realty Company, Inc. (hereinafter "Aubuchon") by deed dated February 4, 1997 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 5304, Page 183; b) at the southeasterly corner of the land conveyed by J.N. L'Heureux, Inc. (hereinafter "L'Heureux") to the Kennebec Regional Development Authority (hereinafter "the Authority") by deed dated August 22, 2000 and recorded in the Kennebec Registry Book 6280, Page 133; and c) at the southeasterly corner of the land dedicated by the Authority for use as a public way, to be known as FirstPark Drive, by its Final Subdivision Plan, "FirstPark" Sheet 2 of 4, dated 7/00 and recorded in the Kennebec Registry Plan File #2001-010; thence by the following courses and distances, to wit:

Thence South Seventy Degrees, Fifty-four Minutes, Fifty-one Seconds West (S 70°-54'-51" W) along the northerly right of way line of Kennedy Memorial Drive and along the southerly line of FirstPark Drive (Book 6766, Page 94), a distance of Two Hundred Twenty and 60/100ths (220.60) feet to the southwesterly corner of the land dedicated as FirstPark Drive ("Point of Beginning");

Thence continuing South Seventy Degrees, Fifty-four Minutes, Fifty-one Seconds West (S 70°-54'-51" W) along the northerly right of way line of Kennedy Memorial Drive, a distance of Fifty and 00/100ths (50.00) feet to a capped rebar set (#1021) for a corner;

Thence North Twenty-five Degrees, Fifty-four Minutes, Fifty-one Seconds East (N 25°-54'-51" E) along the easterly line of the remaining land conveyed by L'Heureux to the Authority, a distance of One Hundred Twelve and 63/100ths (112.63) feet to a capped rebar set (#1021) at an angle point;

Thence North Nineteen Degrees, Five Minutes, Nine Seconds West (N 19°-05'-09" W) continuing along the same line, a distance of Seventy-one and 95/100ths (71.95) feet to a capped rebar set (#1021) on the southeasterly line of the land owned by the State of Maine, being a portion of the premises described in the Notice of Layout and Taking recorded in the Kennebec Registry Book 1337, Page 82 and now being a part of the Second Rangeway, so-called;

Thence North Thirty-two Degrees, Nineteen Minutes, Forty-two Seconds East (N 32°-19'-42" E) along the southeasterly right of way line of the Second Rangeway, a distance of Forty-five and 23/100ths (45.23) feet to an iron rod to be set at the westerly line of FirstPark Drive;

Thence South Nineteen Degrees, Five Minutes, Nine Seconds East (S 19°-05'-09" E) One Hundred Fourteen and 81/100ths (114.81) feet to a point along the westerly side line of FirstPark Drive;

Thence South Twenty-five Degrees, Fifty-four Minutes, Fifty-one Seconds West (S 25°-54'-51" W) along the westerly side line of FirstPark Drive, Ninety-one and 92/100ths (91.92) feet to the Point of Beginning.